

Exhibit 1A

DRAFT Urban Holding Language

Camas Expanded Urban Growth Area

Areas designated Urban Low Density Residential on the Comprehensive Plan Map are zoned Urban Holding-20 (UH-20) and those designated Commercial, Industrial or Business Park are zoned Urban Holding-40 (UH-40). These areas may develop for more intensive uses through a change in zoning enacted through:

1. Annexation to the City of Camas, if geographically feasible;
2. If annexation is not geographically feasible, adoption of an interlocal agreement and subarea plan to the extent feasible to Clark County and the City of Camas that includes the following:
 - provisions for availability of full urban services by the applicable city and other special districts (including schools, fire, police, water, sewer, roads, and drainage) at the time of lifting the urban holding or in conjunction with development of the property; and
 - provisions for future annexation (e.g., a covenant relative to annexation is executed if immediate annexation is not geographically feasible); and
 - incorporation of the area as part of a new city with its own zoning and urban services standards in compliance with GMA.

And so long as it can be demonstrated that:

- sensitive environmental resources (including wetlands, fish and wildlife habitat, floodplains, shorelines, geological hazards, priority species and habitats) will be adequately protected; and
- open space corridors will be maintained between urban areas; and
- there will no net loss of industrial land.

Vancouver Expanded Urban Growth Area

Areas designated Urban Residential on the Comprehensive Plan Map are zoned Urban Holding-20 (UH-20) and those designated Commercial, Industrial or Business Park are zoned Urban Holding-40 (UH-40). These areas may develop for more intensive uses through a change in zoning enacted through:

1. Annexation to the City of Vancouver, if geographically feasible; or

2. If annexation is not geographically feasible, adoption of an interlocal agreement and subarea plan to the extent possible to Clark County and the City of Vancouver that includes the following:
 - provisions for availability of full urban services (schools, fire, police, water, sewer, roads, drainage) at the time of the zone change or in conjunction with development of the property; and,
 - provision for future annexation (e.g., a covenant relative to annexation is executed if immediate annexation is not geographically feasible); or
 - incorporation of the area as part of a new city with its own zoning and urban service standards in compliance with GMA.

And so long as it can be demonstrated that:

- sensitive environmental resources (including wetlands, fish and wildlife habitat, floodplains, shorelines, geological hazards, priority species and habitats) will be adequately protected; and
- open space corridors will be maintained between urban areas; and
- there will be no net loss of industrial land.

Battle Ground Expanded Urban Growth Area

Areas designated Urban Residential and Mixed Use Residential on the Comprehensive Plan Map are zoned Urban Holding-20 and those designated Industrial or Mixed Use Employment are zoned Urban Holding-40. These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of Battle Ground or consistent with an adopted Intergovernmental Agreement, and the city and county's land use plan, if it can be demonstrated that the following conditions are met:

1. full urban services can be provided by the city and other special districts (including schools, fire protection, police protection as well as water, sewer, roads and drainage); and
2. urban holding zoning cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

And so long as it can be demonstrated that:

- sensitive environmental resources (including wetlands, fish and wildlife habitat, floodplains, shorelines, geological hazards, priority species and habitats) will be adequately protected; and
- open space corridors will be maintained between urban areas; and
- there will no net loss of industrial land.

La Center Expanded Urban Growth Area

Areas designated Urban Residential on the Comprehensive Plan Map is zoned Urban Holding-20. Lands located at the La Center Junction and designated as Industrial Reserve on the Comprehensive Plan Map are zoned Urban Reserve-20. The Urban Holding zoning may be removed through annexation to the City of La Center or consistent with an adopted Intergovernmental Agreement, and the city and county's land use plan, if it can be demonstrated that the following conditions are met:

- 1 full urban services can be provided by the city and other special districts (including schools, fire protection, police protection as well as water, sewer, roads and drainage); and
- 2 urban holding zoning cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

Ridgefield Expanded Urban Growth Area

Areas designated Urban Residential on the Comprehensive Plan Map is zoned Urban Holding-20. Lands located north of the Ridgefield Urban Growth Area (UGA) and designated as Industrial Reserve on the Comprehensive Plan Map are zoned Resource -20. The Urban Holding zoning may be removed through annexation to the City of Ridgefield or consistent with an adopted Intergovernmental Agreement, and the city and county's land use plan, if it can be demonstrated that the following conditions are met:

- 1 full urban services can be provided by the city and other special districts (including schools, fire protection, police protection as well as water, sewer, roads and drainage); and
- 2 sensitive environmental resources (including wetlands, fish and wildlife habitat, floodplains, shorelines, geological hazards, priority species and habitats) will be adequately protected; and
- 3 urban holding zoning cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

Washougal Urban Growth Area

Areas designated Urban Residential on the Comprehensive Plan Map is zoned Urban Holding-20. The Urban Holding zoning may be removed through annexation to the City of Washougal or consistent with an adopted Intergovernmental Agreement, and the city and county's land use plan, if it can be demonstrated that the following conditions are met:

- 1 full urban services can be provided by the city and other special districts (including schools, fire protection, police protection as well as water, sewer, roads and drainage); and

- 2 sensitive environmental resources (including wetlands, fish and wildlife habitat, floodplains, shorelines, geological hazards, priority species and habitats) will be adequately protected; and
- 3 urban holding zoning cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

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